

PROPOSAL FOR REDEVELOPMENT OF SUJATA NIWAS CHSL, BANDRA WEST, MUMBAI- 400050					
DEVELOPERS COMPARISON CHART OF SITE VISIT					
Sr. No.	Particulars		PMC REMARK		PMC REMARK
	Name of Developers	ROSWALT REALTY	√	ROMELL GROUP	√
	Name in which the bid is submitted	ROSEWALT REALTY PVT. LTD.	√	ROMELL REAL ESTATE PVT. LTD.	√
1	Nature of Bidder	PVT. LTD	√	PVT. LTD	√
2	Registered address/Tel. No. of the bidder	903, NAMAN CENTRE, C-31, G BLOCK, BANDRA KURLA COMPLEX, BANDRA EAST, MUMBAI, MAHARASHTRA 400051 +91 75 07 07 07 07	√	Romell Group 4th Floor, Prius Infinity, Subhash Road, Near Axis Bank, Vile Parle (East), Mumbai – 400057. India.	√
SITE VISIT COMPARISON					
3	No. of Site visit done	1	(Under Construction - 01)	3	(Completed - 3) (Under Construction - 0)
4	Site visit Details	1)ROSWALT ZAIDEN, Oshiwara, Andheri (West)	√	1) Romell Orbis, Andheri East 2) Romell Vasanthi, Mulund East 3) IRomell Amore, Andheri West	√
5	Rera Registration Number	1) ROSWALT ZAIDEN-P51800047680	√	1) Romell Orbis - P51800023625 2) Romell Vasanthi - P51800022238 3) IRomell Amore - P51800023615	√
6	TYPE OF PROJECT	SRA WITH SALE BUILDING	√	SOCIETY REDEVELOPENT	√
7	Flat Configuration	1BHK , 2BHK & 3BHK	√	1) Romell Orbis - 3BHK 2) Romell Vasanthi - 2BHK 3) IRomell Amore - 2BHK	√
8	Sample/Ready Flat	SAMPLE FLAT SHOWN	SAMPLE FLAT SHOWN	Sample Flat shown	√
9	Nature of Development	1) ROSWALT ZAIDEN- SRA WITH SALE BUILDING	Details of Projects are attached herewith	1) Romell Orbis - RESIDENTIAL 2) Romell Vasanthi - RESIDENTIAL 3) IRomell Amore - RESIDENTIAL	√

PROPOSAL FOR REDEVELOPMENT OF SUJATA NIWAS CHSL, BANDRA WEST, MUMBAI- 400050					
DEVELOPERS COMPARISON CHART OF SITE VISIT					
Sr. No.	Particulars		PMC REMARK		PMC REMARK
	Name of Developers	ROSWALT REALTY	√	ROMELL GROUP	√
10	Construction Technology (MIVAN formwork system / Conventional Construction )	Conventional Construction & Mivan Technologies	√	Conventional Construction & MIVAN	√
11	RCC, brick / Block work & plastering	RCC Framed Structure with SIPOREX block work	√	RCC Framed Structure with SIPOREX block work	√
12	Flat Interior Amenities	All Modern amenities	√	All Modern amenities	√
13	Floor Lobby & Entrance Lobby	Designer Entrance Lobby & Lift Lobbies at each Floor	To be proposed	Designer Entrance Lobby & Lift Lobbies at each Floor	√
14	General Amenities & Recreation Area (Fitness & gym , Jogging track, yoga / meditation Deck, Kids Play area)	Kids Zone- Kid's Swimming Pool, Basketball Court, Indoor Games, Library, Medical Room, Star Gazing, Mini Theatre, Café, Banquet Hall, Viewing Deck, Conference Room,	√	GYM. SWIMMING POOL, YOGA CENTRE, ETC	√
15	Deterioration Level	ON GOING	√	ON GOING	√
16	System of Parking Provided	Podium Parking	√	Basement + Stack parking	√
17	Security Systems	*Security Cabin *Intercom/ CCTV Camera App based security system *Effective Surveillance Systems	To be proposed	*Security Cabin *Intercom/ CCTV Camera App based security system *Effective Surveillance Systems	√

Note:

1. This information is per data received from the developer.  
2. There might be some changes in the information.